

**CITY OF LEESBURG PLANNING & ZONING DIVISION
RECOMMENDATIONS**

OWNER: Norhen Properties, Inc
PROJECT: To add medical and office uses
REQUEST: Amendment to PUD (Planned Unit Development)
CASE NO.: RZ-12-141
MEETING DATE: December 20, 2012

THE PLANNING & ZONING DIVISION RECOMMENDS:

APPROVAL of the request

for the following reason(s):

1. The proposed zoning district of PUD (Planned Unit Development) is compatible with adjacent property to the south zoned County R-6 (Urban Residential), to the west County R-6 (Urban Residential) and County RMRP (Mobile Home Rental Park), to the east City P (Public), City C-3 (Highway Commercial), County CP (Planned Commercial), City PUD (Planned Unit Development) and County C-1 (Neighborhood Commercial), and to the north zoned County RMRP (Mobile Home Rental Park) and County C-2 (Community Commercial). As conditioned, the proposed use does not appear to be detrimental to surrounding properties.
2. The proposed zoning district PUD (Planned Unit Development) as conditioned and shown in the attached "Exhibit A" is compatible with the proposed City Future Land Use designation of Medium Density Residential.
3. The rezoning of the subject properties is consistent with the City's Growth Management Plan, Future Land Use Element, Goal I, and Objective 1.6.

Action Requested:

1. Vote to approve the recommendation to rezone the subject property with the proposed Norhen Properties, Inc. Planned Development Conditions attached hereto as Exhibit A and forward to the City Commission for consideration.